

REPLAT OF BRIARWOOD AT INDIAN SPRING

A PORTION OF A P.U.D. SECTIONS 34 & 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST

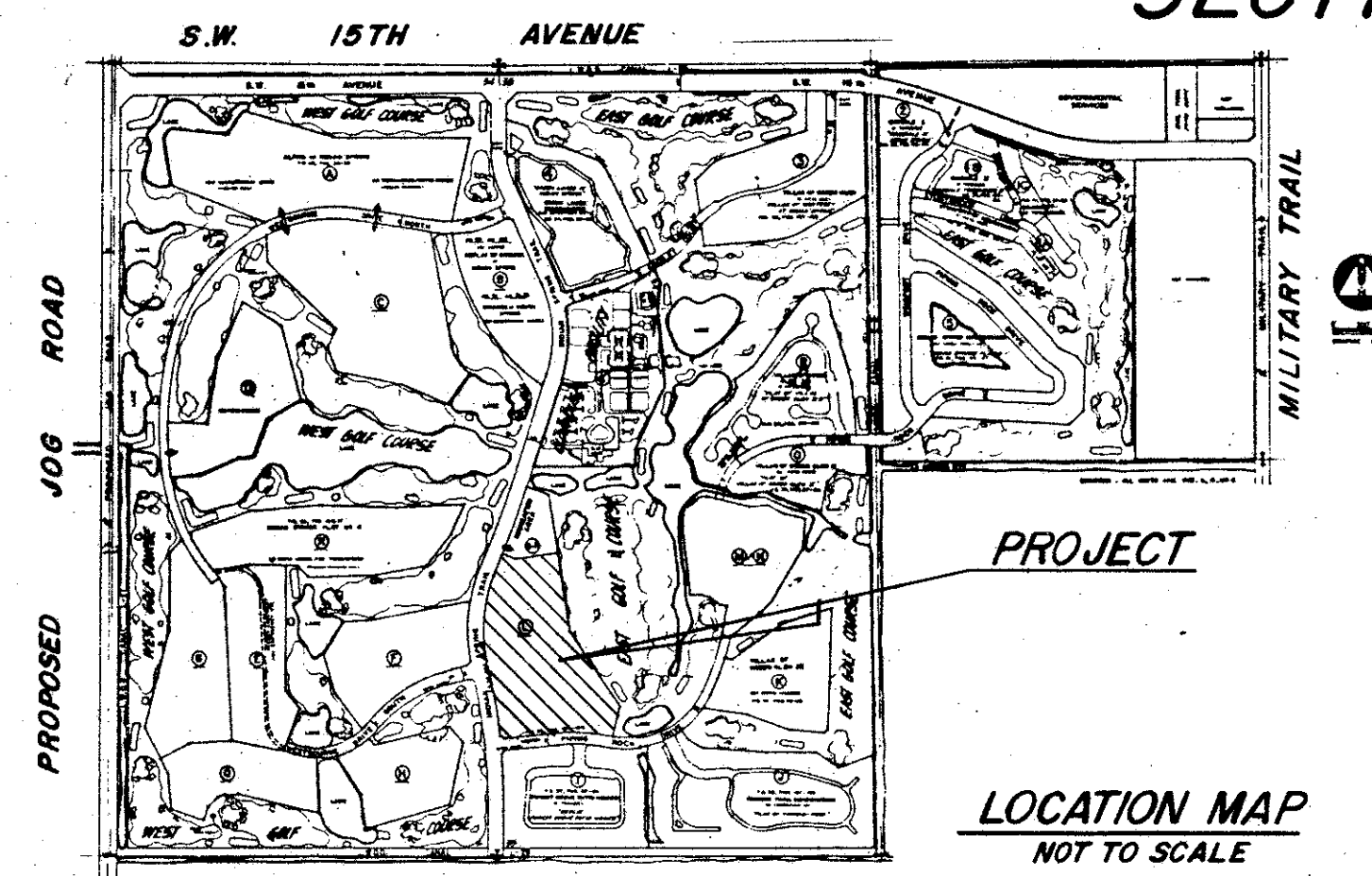
BEING A REPLAT OF BRIARWOOD AT INDIAN SPRING AS RECORDED IN PLAT BOOK 58,
PAGES 114 AND 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

JANUARY, 1988

P.U.D. DATA
ZONING — P.U.D. RS
ACREAGE — 18.088 AC.
TOTAL UNITS — 160 UNITS
DENSITY — 8.85 UNITS/AC.

188

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 11:50 AM
this 10 day of JUNE
19 88 and duly recorded in Plat Book No.
59 on page 188+189
JOHN B. DUNKLE, Clerk Circuit Court
By Barbara A. Platt, D.C.



INDIAN SPRING
master site plan

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE RESORT AT INDIAN SPRING, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS PLAT OF BRIARWOOD AT INDIAN SPRING, SAID LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A REPLAT OF BRIARWOOD AT INDIAN SPRING AS RECORDED IN PLAT BOOK 58, PAGES 114 AND 115 OF PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DESCRIPTION

A PARCEL OF LAND IN SECTIONS 34 AND 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT PRM NUMBER 17 ON THE NORTHERLY RIGHT OF WAY LINE OF PIPING ROCK DRIVE ACCORDING TO THE PLAT OF INDIAN SPRING TRAIL AND PIPING ROCK DRIVE, AS RECORDED IN PLAT BOOK 36, PAGES 184-186, INCLUSIVE, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA; THENCE NORTH 83° 47' 22" EAST, ALONG SAID LINE, A DISTANCE OF 367.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1076.04 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14° 42' 19", A DISTANCE OF 276.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 81° 30' 19" EAST, ALONG SAID LINE, A DISTANCE OF 100.00 FEET; THENCE NORTH 13° 08' 19" EAST, A DISTANCE OF 212.92 FEET; THENCE NORTH 33° 50' 31" WEST, A DISTANCE OF 600.69 FEET; THENCE NORTH 09° 22' 54" WEST, A DISTANCE OF 406.27 FEET; THENCE NORTH 08° 56' 18" WEST, A DISTANCE OF 134.46 FEET; THENCE SOUTH 81° 03' 42" WEST, A DISTANCE OF 288.36 FEET; THENCE NORTH 67° 49' 54" WEST, A DISTANCE OF 103.44 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 8054.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 67° 49' 54" WEST; SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF INDIAN SPRING TRAIL AS SHOWN ON SAID PLAT; THENCE SOUTHERLY ALONG SAID CURVE AND LINE, THROUGH A CENTRAL ANGLE OF 0° 10' 10" A DISTANCE OF 23.80 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22° 20' 15" WEST, ALONG SAID LINE, A DISTANCE OF 140.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 946.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND LINE, THROUGH A CENTRAL ANGLE OF 35° 21' 15", A DISTANCE OF 583.73 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13° 01' 00" EAST, ALONG SAID LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 4054.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND LINE, THROUGH A CENTRAL ANGLE OF 05° 53' 35", A DISTANCE OF 416.97 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51° 40' 01" EAST, ALONG SAID LINE, A DISTANCE OF 35.07 FEET TO THE POINT OF BEGINNING.
CONTAINING 18.088 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

IN WITNESS WHEREOF, THE BRIARWOOD AT INDIAN SPRING ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF April, 1988.

THE BRIARWOOD AT INDIAN SPRING ASSOCIATION, INC.

ATTEST: Marjorie A. Malaney MARJORIE A. MALANEY, SECRETARY
BY: Alvin Kaplan ALVIN KAPLAN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
BEFORE ME PERSONALLY APPEARED ALVIN KAPLAN AND MARJORIE A. MALANEY, TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED BRIARWOOD AT INDIAN SPRING ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF April, A.D. 1988.
MY COMMISSION EXPIRES: Jan C. Kuehn NOTARY PUBLIC

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- TRACT "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BRIARWOOD AT INDIAN SPRING ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR PRIVATE ROAD RIGHT OF WAY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BRIARWOOD AT INDIAN SPRING ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR INGRESS, EGRESS, UTILITY AND DRAINAGE AND ALL OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "C" AND "D" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BRIARWOOD AT INDIAN SPRING ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THEIR SUCCESSORS, OR ASSIGNS, FOR THE PURPOSES OF RESIDENTIAL DWELLING UNITS AND ALL OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "E" AS SHOWN HEREON AS A WATER MANAGEMENT TRACT IS HEREBY DEDICATED TO THE BRIARWOOD AT INDIAN SPRING ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "G", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BRIARWOOD AT INDIAN SPRING ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR THE PURPOSES OF RECREATIONAL FACILITIES, AND ALL OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 20' LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BRIARWOOD AT INDIAN SPRING ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR ACCESS TO AND MAINTENANCE OF SAID WATER MANAGEMENT TRACT "E" AND TRACT "F" SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 25' ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BRIARWOOD AT INDIAN SPRING ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE AND ALL OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION SYSTEM.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BRIARWOOD AT INDIAN SPRING ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR DRAINAGE AND ALL OTHER LAWFUL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 5 FOOT LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- PALM BEACH COUNTY RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY ROADS.
- TRACT "F" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BRIARWOOD AT INDIAN SPRING ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, FOR THE PURPOSE OF LITTORAL ZONE PLANTING, AND ALL OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, IN ACCORDANCE WITH THE PROVISIONS OF ORDINANCE 86-21, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE RESORT AT INDIAN SPRING, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF April, 1988.

THE RESORT AT INDIAN SPRING INC.

ATTEST: Marjorie A. Malaney MARJORIE A. MALANEY, SECRETARY
BY: Alvin Kaplan ALVIN KAPLAN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
BEFORE ME PERSONALLY APPEARED ALVIN KAPLAN AND MARJORIE A. MALANEY, TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED RESORT AT INDIAN SPRING, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF April, A.D. 1988.
MY COMMISSION EXPIRES: Jan C. Kuehn NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4843 AT PAGE 579, OFFICIAL RECORDS BOOK 4933 AT PAGE 1784 AND OFFICIAL RECORDS BOOK 5255 AT PAGE 1699 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED TO BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF April, A.D., 1988

ATTEST: Lowell Bower FLORIDA NATIONAL BANK
BY: Carol A. Roberts CAROL A. ROBERTS, CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
BEFORE ME PERSONALLY APPEARED Bertram Copeland AND Lowell Bower, TO ME WELL KNOWN, AND KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President AND Vice President OF THE ABOVE NAMED FLORIDA NATIONAL BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS Vice President AND Vice President RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF April, A.D. 1988.

MY COMMISSION EXPIRES: 12-10-89 Jamara K. Lohar NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I, ALBERT N. PROJANSKY, A FLORIDA LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE RESORT AT INDIAN SPRING, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: April 8, 1988 Albert N. Projansky ALBERT N. PROJANSKY

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF JUNE, A.D., 1988

BY: Carol A. Roberts CAROL A. ROBERTS, CLERK

ATTEST: John B. Dunkle JOHN B. DUNKLE, CLERK
BY: Ruth A. Conner RUTH A. CONNER, DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF JUNE, A.D., 1988

BY: H. F. Kahler H. F. KAHLERT, P.E., COUNTY ENGINEER

NOTES:

- PERMANENT REFERENCE MONUMENTS ARE DESIGNATED THUSLY. —
- PERMANENT CONTROL POINTS ARE DESIGNATED THUSLY. ⊕
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- A. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
B. NO TREES OR SHRUBS SHALL BE PLACED ON UTILITY EASEMENTS, WHICH ARE PROVIDED FOR WATER OR SEWER USE OR UPON DRAINAGE, LAKE MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
C. APPROVAL OF LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
- BEARINGS CITED HEREIN ARE IN THE MERIDIAN OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY, MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: May 3rd 1988 Joseph M. Tucker JOSEPH M. TUCKER

THIS INSTRUMENT WAS PREPARED BY JOSEPH M. TUCKER IN THE OFFICES OF ROSSI AND MALAVAS ENGINEERS, INC., 1675 PALM BEACH LAKES BOULEVARD, WEST PALM BEACH, FLORIDA 33401 TELEPHONE: 737-6546

59/188

ROSSI AND MALAVAS ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
REPLAT OF
BRIARWOOD AT INDIAN SPRING
IN 2 SHEETS SHEET NO. 1

Date	JANUARY, 1988	Designed	R. ANDERSON	Scale	NONE	Sheet	1
Approved		Drawn	D. FREDERICK	Checked		File No.	

SUBMISSION & DRAWING @ Indian Spring
 BOOK 59 PAGE 188
 FLOOD MAP # 35-2058
 ZONING RS
 ZIP CODE 33437
 FILE NAME PUB

